

Vic's Landing
Board of Directors Meeting Agenda
Thursday, October 1st – 5:45 PM MDT
Remote via GoToMeeting

Attendance:

Vic's Landing Board of Directors:

- Amy Pratt
- Erin Fisher
- Thomas Joachim
- Jesse Blumentritt

Alpine Edge Representatives:

- Steven Frumess – General Manager
- Brett Gunhus – HOA Assistant Manager
- Robin Hoffmann – HOA Administrator

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1. Roll Call; Determine Quorum

Quorum was met.

2. Old Business

a. Board Appointment & Vacancy

There is still one Board vacancy in the Duplex level. Tom Joachim has been talking to some owners, but no solid interest yet.

b. Trash Update

A new door lock was installed on the trash enclosure. The new code was provided to Timberline Waste but pickups have not been done as drivers did not know how to get in. Brett Gunhus spoke to Timberline again and asked that their driver for that location be made aware again of the code change and asked Timberline return to pick up the trash.

c. Payment Plan

To date, Mr. Adam Webb has remained on time with his dues and his first payment on the payment plan of \$600 a month was received in September.

3. New Business

a. Wayside Inn

Tom Joachim: Joe reached out and mentioned guests at Wayside in being nuisance. Dog waste, barking early morning, hot tub noise. Steven Frumess said Management can reach out to management of Wayside and see if they can do anything about it.

Amy: Joe proposed a sign or fence, plant barrier, etc. It appears to be employees and management making much of the noise. Was a problem in past, not as much lately.

Jesse Blumentritt: It was better this summer than some past summers, but that could be due to the shutdowns.

Brett Gunhus said he will reach out to management.

Amy Pratt and Erin Fisher: Also ask the management if they are getting a liquor license. Also, Vic's Landing can put up some signs if Wayside could maybe put up poop bags and dispensers.

b. Landscaping

Tom Joachim: What services are we paying for with landscaping. There are only a few times a year that the grass needs to be mowed.

Steven Frumess: The white flowers with the yellow centers are false chamomile and are a noxious weed. We use Bio Balance or all noxious weed spraying. Landscape company does not spray for noxious weeds. Vic's Landing is using Thetford for irrigation due to the tree installations and warranty on some of the trees.

Tom Joachim: There are still several trees flagged within the association. Steven Frumess advised these were left marked awaiting information from Thetford whether those trees would be warrantied. Management can pull the flags now.

Tom Joachim: Requested Management send out a reminder to owners on the duplex side about everything behind their units is their responsibility. This would cover anything east of their entry doors.

c. Parking Enforcement

Management asked if the Board was noticing a change in parking violations since adding in the parking permit holders.

Erin Fisher: Noticing few cars parked overnight. Still seeing some cars parking without a permit. Appears to be less than before but have not really been observing.

Management asked Board members to take a photo of cars with tag numbers not using a permit and send them to management. Erin advised that she or others may be uncomfortable with taking the photos, so Management advised if they could let us know what type of cars they are seeing as repeat offenders.

Management will make runs through the area different times of the day to look for them and give them a warning ticket.

Tom Joachim: Asked Management to send another reminder to owners about permit, guests of one owner parking in another owner's spots, sometimes leaving them with the inability to get into or out of their garages, and that parking enforcement will be ramping up due to snow season coming.

d. Structural Alterations

Tom Joachim: There were a number of complaints this summer that seemed pointless and not grounded. A person wanted a specific list of what an owner can and can't do. That is too difficult. Duplexes can do kind of do what they want in their back yard. When it comes big things, such as anything that needs the Town's approval, maybe these items should need board approval.

Brett Gunhus: The last few years this did not seem to be a talking point per se. There is some defining wording in writing, but maybe this would be a good opportunity to look at from a fresh perspective and maybe change the process for Design Review. Should Probably do before the annual meeting and put it out there at annual meeting for owners to review. Brett encouraged Tom to lead the charge as he is the only duplex owner on the board.

Amy Pratt: Stated she has had to vote on some structural alteration changes and recommends the Board err on side of caution.

Tom Joachim: There are little things and big things that owners request, but the rules are non-specific in most areas.

Erin Fisher: Agreed that if the Town approves an alteration and it fits within Vic's Landing bylaws, it would be approved. But the Town does not have to approve on condo's changing from carpet to hardwood.

Steven Frumess: Advised Board that Town approval is important, but it is approached backwards by many HOAs. Needs to be association first, as the Town approves based on Town requirements, though the HOA may have additional requirements. Maybe something could be written up and sent out to owners to explain this and request all changes go through the Board first.

Brett Gunhus: Stated he will reach out to Tom Joachim about anything that should be changed in the verbiage and do with the understanding that it will be presented to owners at Annual Board Meeting. Tom Joachim wants to write up something and give to the rest of the Board members for their review and approval.

e. Snow Removal

Management had issues with the snow removal company Vic's Landing was using last winter, so switched to AAA. Tom Joachim asked what would trigger snow plowing for contractors to plow and Steven Frumess stated most contracts indicate 3 inches. Management will be requesting a plow contract from AAA for this upcoming snow season and will advise the Board.

f. Items that Require Board Approval

Projects that require multiple bids require a majority Board approval.

4. Preliminary Annual Meeting Prep

Tentative date for next Board meeting set for November 17, 2020

5. General Board Comments

6. Adjournment

Meeting adjourned at 7:12 PM

ACTION ITEMS

- Brett Gunhus said he will reach out to management AT Wayside Inn.
- Management can pull the flags now on trees.
- Management will make runs through the area different times of the day to look for vehicles without permits and give them a warning.
- Brett and Tom would discuss anything that should be changed in the verbiage of structural alterations and do with the understanding that it will be presented to owners at Annual Board Meeting. Tom wants to write up something and give to the rest of the Board members for their review and approval.
- Management will be requesting a plow contract from AAA for this upcoming snow season and will advise the Board.